

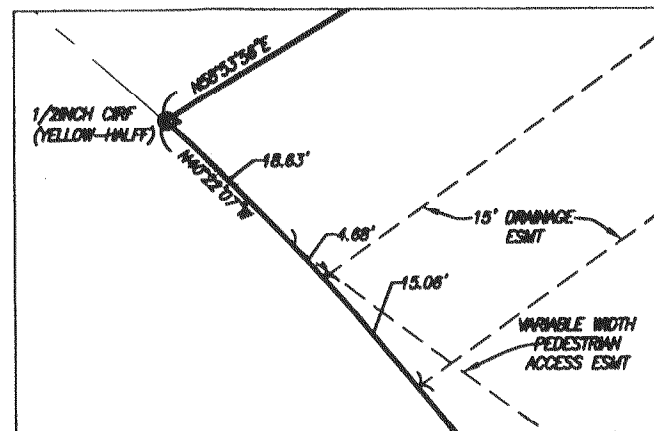
LOCATION MAP  
n.t.s.



CITY PLAN COMMISSION  
CITY OF FORT WORTH, TEXAS

THIS PLAT IS VALID ONLY IF RECORDED WITHIN NINETY (90)  
DAYS AFTER DATE OF APPROVAL

PLAT APPROVED DATE 8/16/2013  
BY: [Signature] CHAIRMAN  
BY: [Signature] SECRETARY



DETAIL C  
1" = 20'

Utility Easements

Any public utility, including the City of Fort Worth, shall have the right to move and keep moved all or part of any building, fence, tree, shrub, other growth or improvement which in any way endangers or interferes with the construction, maintenance, or efficiency of its respective systems on any of the easements shown on the plat, and they shall have the right at all times to ingress and egress upon said easements for the purpose of construction, reconstruction, inspection, patrolling, maintaining, and adding to or removing all or part of its respective systems without the necessity at any time of procuring the permission of anyone.

Transportation Impact Fees

The City of Fort Worth has an ordinance implementing the assessment and collection of transportation impact fees. The total amount assessed is established on the approval date of this plat application, based upon Schedule I of the impact fee ordinance in effect as of the date of the plat. The amount to be collected is determined under Schedule II of said ordinance, and is due on the date a building permit is issued.

Water/Wastewater Impact Fees

The City of Fort Worth has an ordinance implementing the assessment and collection of water and wastewater impact fees. The total amount assessed is established on the filing date of this plat application, based upon Schedule I of the impact fee ordinance in effect as of the date of the plat. The amount to be collected is determined under Schedule II of said ordinance, and becomes effective on the date a building permit is issued, or the connection date to the municipal water and/or wastewater system.

Site Drainage Study

A site drainage study, showing conformance with the approved roadway drainage plan, may be required before any building permit will be issued on this site (a site grading plan in some cases may be adequate to show conformance). If the site does not conform, then a drainage study may be required along with a CFA for any required drainage improvements and the current owner shall submit a letter to the Department of Transportation and Public Works stating awareness that a Site Drainage Study will be required before any permit is issued. The current owner will inform each buyer of the same.

Building Permits

No building permits shall be issued for any lot in this Subdivision until an appropriate CFA or other acceptable provisions are made for the construction of any applicable water, sewer, storm drain, street lights, sidewalks, or paving improvements; and approval is first obtained from the City of Fort Worth.

Construction Prohibited over Easements

No permanent buildings or structures shall be constructed over any existing or platted water, sanitary sewer, drainage, gas, electric, cable or other utility easement of any type.

Sidewalks

Sidewalks are required adjacent to both sides of all public and private streets, in conformance with the Sidewalk Policy per "City Development Design Standards".

Covenants or Restrictions are Un-altered

This Replat does not vacate the previous "Plat of Record" governing the remainder of the subdivision, nor does it amend or remove any deed covenants or restrictions.

Parkway Permit

Parkway improvements such as curb & gutter, pavement tie-in, drive approaches, sidewalks and drainage inlets may be required at time of building permit issuance via a parkway permit.

Private Maintenance Note

The City of Fort Worth shall not be responsible for maintenance of private streets, drives, emergency access easements, recreation areas, open spaces and drainage facilities, and said owners agree to indemnify and save harmless the City of Fort Worth, Texas, from claims, damages and losses arising out of or from performance of the obligations of said owners set forth in this paragraph.

Flood Statement

According to the F.E.M.A. Flood Insurance Rate Map, Panel No. 48439C0185K, effective date September 25, 2009, by scale, no portion of this property lies within the 100 year flood zone.

NOTES:

1) BASIS OF BEARING FOR THIS PLAT IS REFERENCED TO THE TEXAS COORDINATE SYSTEM, NAD-83, NORTH CENTRAL TEXAS ZONE 4202, AS DERIVED FROM GPS VECTORS OBTAINED FROM WESTERN DATA SYSTEMS RTK NETWORK.

OWNER:  
TFC FORT WORTH NOAH LLC  
2231 E. MURRAY HOLLADAY RD  
STE 200  
SALT LAKE CITY, UT 84117

DEVELOPER:  
TERRAFORM COMPANIES, LLC  
2231 E. MURRAY HOLLADAY RD  
STE 200  
SALT LAKE CITY, UT 84117

OWNER'S CERTIFICATE

STATE OF TEXAS:  
COUNTY OF TARRANT:

LEGAL DESCRIPTION

WHEREAS, TFC FORT WORTH NOAH LLC is the owner of a certain parcel of land situated in the James M. Robinson Survey, Abstract No. 1345, in Tarrant County, Texas, being a portion of Block 1, in the Fossil Creek Phase II Subdivision as recorded in Vol. 388-141 Pg. 51 and 52, Plat Records, Tarrant County, Texas, and more particularly described as follows:

BEING a parcel of land in the James M. Robinson Survey, Abstract No. 1345, City of Fort Worth, Tarrant County, Texas, and being portion of Block 1 Fossil Creek Phase II, an addition to the City of Fort Worth, as recorded in Volume 388-140, Page 51 & 52, Plat Records of Tarrant County, Texas (P.R.T.C.T.), and being more particularly described as follows:

COMMENCING at a found X-cut, being at the intersection of the north right of way line of Fossil Creek Boulevard (120' right of way) and the west right of way line of Tuley Creek Drive (50' right of way), as shown on the Final Plat of The Fairways of Fossil Creek, an addition to the City of Fort Worth, as recorded in D206118679 (Cabinet A, Slide 11055), P.R.T.C.T.; THENCE South 59 degrees 29 minutes 10 seconds West, a distance of 10 feet to the POINT OF BEGINNING;

THENCE South 53 degrees 29 minutes 10 seconds West, along said north right of way line, a distance of 47.34 feet to a 1/2-inch iron rod found with yellow plastic cap stamped "WALF ASSOC INC" (hereinafter referred to as "with cap") for the point of curvature of a circular curve to the right, having a radius of 2,388.10 feet, whose chord bears South 59 degrees 39 minutes 29 seconds West, a distance of 503.56 feet;

THENCE Southwesterly, continuing along said north right of way line and along said circular curve through a central angle of 12 degrees 06 minutes 14 seconds, an arc length of 504.49 feet to a point from which a 1/2-inch iron rod found with cap bears South 65 degrees 35 minutes 10 seconds West, a distance of 9.76 feet, said iron rod being at the intersection of said north right of way line and the east right of way line of Walnut Creek Drive (a variable width right of way), as shown on the Final Plat of Lots 1-45, Block 1; Lots 1-32, Block 2; Lots 1-11, Block 3; Lots 1-15, Block 4, The Hills at Fossil Creek, recorded in D199272279 (Cabinet A, Slide 5408), P.R.T.C.T.;

THENCE North 68 degrees 41 minutes 19 seconds West, departing said north right of way line, a distance of 1.359 feet to a point, said point lying in the east right of way line of said Walnut Creek Drive;

THENCE North 23 degrees 05 minutes 15 seconds West, continuing along said east right of way line, a distance of 106.57 feet to a 1/2-inch iron rod found with cap for the point of curvature of a circular curve to the left, having a radius of 500.00 feet, whose chord bears North 28 degrees 59 minutes 01 seconds West, a distance of 102.91 feet;

THENCE Northwesterly, continuing along said east right of way line and along said circular curve through a central angle of 11 degrees 48 minutes 49 seconds, an arc length of 103.09 feet to a 1/2-inch iron rod found with cap for the point of curvature of a circular curve to the left, having a radius of 500.00 feet, whose chord bears North 30 degrees 04 minutes 27 seconds West, a distance of 83.77 feet;

THENCE Northwesterly, continuing along said east right of way line and along said circular curve through a central angle of 09 degrees 36 minutes 38 seconds, an arc length of 83.87 feet to a 1/2-inch iron rod found with cap for the point of curvature of a circular curve to the left, having a radius of 1,023.00 feet, whose chord bears North 29 degrees 05 minutes 24 seconds West, a distance of 136.63 feet;

THENCE Northwesterly, continuing along said east right of way line and along said circular curve through a central angle of 07 degrees 38 minutes 35 seconds, an arc length of 136.73 feet to a 1/2-inch iron rod found with cap;

THENCE North 32 degrees 54 minutes 42 seconds West, continuing along said east right of way line, a distance of 96.22 feet to a 1/2-inch iron rod found with cap for the point of curvature of a circular curve to the left, having a radius of 250.00 feet, whose chord bears North 40 degrees 22 minutes 07 seconds West, a distance of 64.89 feet;

THENCE Northwesterly, continuing along said east right of way line and along said circular curve through a central angle of 14 degrees 54 minutes 50 seconds, an arc length of 65.07 feet to a 1/2-inch iron rod found with cap, being the south corner of Lot 15, Block 4, of said The Hills at Fossil Creek;

THENCE North 58 degrees 53 minutes 56 seconds East, departing said east right of way line and along the south line of said Lot 15, a distance of 118.11 feet to a point, being the common corner between the east corner of said Lot 15, and an ell corner of Tract I of Fossil Creek Golf course as described in Special Warranty deed to Fossil Creek Golf, Inc., recorded in Document D194218273 O.R.T.C.T.;

THENCE South 67 degrees 02 minutes 28 seconds East, along the common line between said Tract I, a distance of 191.05 feet to a 1/2-inch iron rod found with cap for corner;

THENCE North 80 degrees 34 minutes 52 seconds East, continuing along said common line, a distance of 309.23 feet to a 1/2-inch iron rod found with cap for corner;

THENCE North 13 degrees 23 minutes 46 seconds East, continuing along said common line, a distance of 104.95 feet to a point for the common corner between said Tract I and the southwest corner of Lot 1, Block 1 of said Final Plat of The Fairways of Fossil Creek;

THENCE South 78 degrees 00 minutes 50 seconds East, along the common line between said Lot 1, a distance of 95.55 feet to an X-cut for the point of curvature of a circular curve to the left, having a radius of 400.00 feet, whose chord bears South 12 degrees 15 minutes 50 seconds East, a distance of 328.58 feet, said point being on the west right of way line of said Tuley Creek Drive;

THENCE Southeasterly, along said west right of way line and along said circular curve through a central angle of 48 degrees 30 minutes 03 seconds, an arc length of 338.60 feet to a 1/2-inch found iron rod with cap stamped "MSI RPLS 4224";

THENCE South 36 degrees 30 minutes 50 seconds East, continuing along said west right of way line, a distance of 20.00 feet to a point;

THENCE South 08 degrees 27 minutes 42 seconds West, departing said west right of way line, a distance of 14.14 feet to the POINT OF BEGINNING AND CONTAINING 268,670 square feet or 6.168 acres of land, more or less.

This plat approved subject to all platting ordinances, rules, regulations and resolutions of the City of Fort Worth, Texas and does hereby dedicate to the public's use forever the right-of-way and easements as shown here on.

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That, TFC FORT WORTH NOAH LLC, does hereby adopt this plat designating the hereinabove described property as LOT 1, BLOCK 1, NOAHS AT FOSSIL CREEK, in the City of Fort Worth, Tarrant County, Texas.

WITNESS, my hand, this the 13<sup>th</sup> day of August, 2013.

By

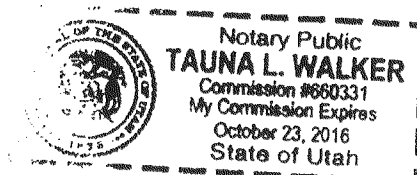
[Signature]  
Eldon Hoacke, Member Manager

STATE OF Utah  
COUNTY OF Salt Lake

BEFORE ME, the undersigned authority, a Notary Public in and for county and state, on this day personally appeared Eldon Hoacke, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purpose and consideration therein expressed.

Given under my hand and seal of office this 13<sup>th</sup> day of August, 2013

[Signature]  
NOTARY PUBLIC in and for the STATE OF Utah



FINAL PLAT  
LOT 1 - BLOCK 1  
NOAHS AT FOSSIL CREEK

Being a Portion of Block 1  
Fossil Creek Addition Phase II  
shown by Plat recorded in Vol. 388-141,

Pg. 51 & 52

6.168 acres of land

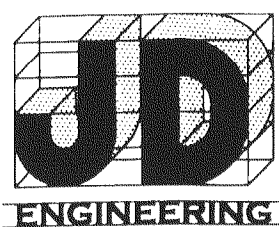
FORT WORTH,  
TARRANT COUNTY, TEXAS

AUGUST, 2013

DOCUMENT NO. D213217564 DATE 08-16-2013

CASE NO. FS-013-056

James DeOtte Engineering, Inc.  
CIVIL ENGINEERING • LAND SURVEYING • CONSTRUCTION MANAGEMENT  
6707 Brentwood Stair Road  
Suite 520  
Fort Worth, Texas 76112  
(817)446-6877



GRAPHIC SCALE IN FEET  
1" = 60'



Date:

[Signature]  
James E. DeOtte  
Registered Professional Land Surveyor  
Texas Registration No. 4673